

ORDER RECEIVED FOR FILING

DATE Oct 5 1983
BY Mary Campbell (Clerk)
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of October, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 34 feet in lieu of the required 50 feet for the expressed purpose of constructing a dwelling, is hereby GRANTED, from and after the date of this Order.

John M. K. Jones
Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Norman E. Gerber
Director of Planning and Zoning
FROM: Preston E. Poole, Inc.
84-83-A
SUBJECT: 84-83-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

Zoning Item # 10
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others Soil percolation tests must be conducted prior to the issuance of a building permit. The water supply must meet the minimum yield of 1 gallon per minute as required by Article XI of the Baltimore County Code.

J. J. Jones
Jan J. Jones, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

Beginning on the North Side of Long Green Road 2,200 South East from the centerline of Dulany Valley Road the following courses and distances:

N 32 14' 03" W 331.00
S 46 37' 49" W 152.88
S 32 14' 03" E 311.00
N 54 07' 56" E 150.00

to the place of beginning.

REVISED PLAN

JUL 26 REC'D

Tom H

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ED JABLON, JR.
DIRECTOR

July 28, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 10 Zoning Advisory Committee Meeting July 5, 1983 are as follows:

Property Owner: Preston E. Poole, Inc.
Location: N/S Long Green Rd. 2,200' S.E. from centerline Dulany Valley Rd.
Existing Zoning: R.O.C. 4
Proposed Zoning: Variance to permit side yard setback of 34' in lieu of the required 50'

Address: 429.00/701.57 x 455.83/598.81
District: 11

The items checked below are applicable:

- () All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 amendments and other applicable Codes.
- () A building and other miscellaneous permits shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 1401, line 2, Section 1407 and Table 1402.
- () Requested variance conflicts with the Baltimore County Building Code, Section 1401.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

03:rrj
JUL 01-82

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: North side Long Green Road, 2,200 ft. Southeast of the centerline of Dulany Valley Road
DATE & TIME: Tuesday, October 4, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 34 ft. in lieu of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A03.4B.4 - side yard setback in an R.C. 4 zone

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Preston E. Poole, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duvel, Superintendent.

Towson, Maryland - 21204

Date: July 5, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 5, 1983

RE: Item No: 275, 276, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1983

Preston E. Poole, Inc.
c/o Preston E. Poole
9501 Harford Road
Baltimore, Maryland 21234

Re: Petition for Variance
N/S Long Green Rd., 2,200' SE of
the c/l of Dulany Valley Rd.
Preston E. Poole, Inc. - Petitioner
Case No. 84-83-A

Dear Sir:

This is to advise you that \$54.32 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121554

DATE 9-30-83 ACCOUNT R-01-615-000

AMOUNT \$54.32

RECEIVED FROM Preston E. Poole, Inc.
FOR Advertising & Posting Case #84-83-A

C 018*****54,21b 8302A

VALIDATION OR SIGNATURE OF CASHIER

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

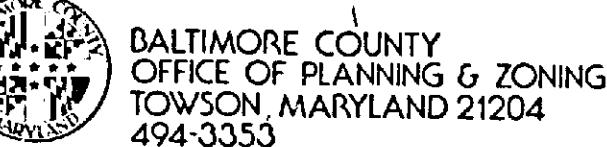
Building Department

Board of Education

Zoning Administration

Industrial
Development

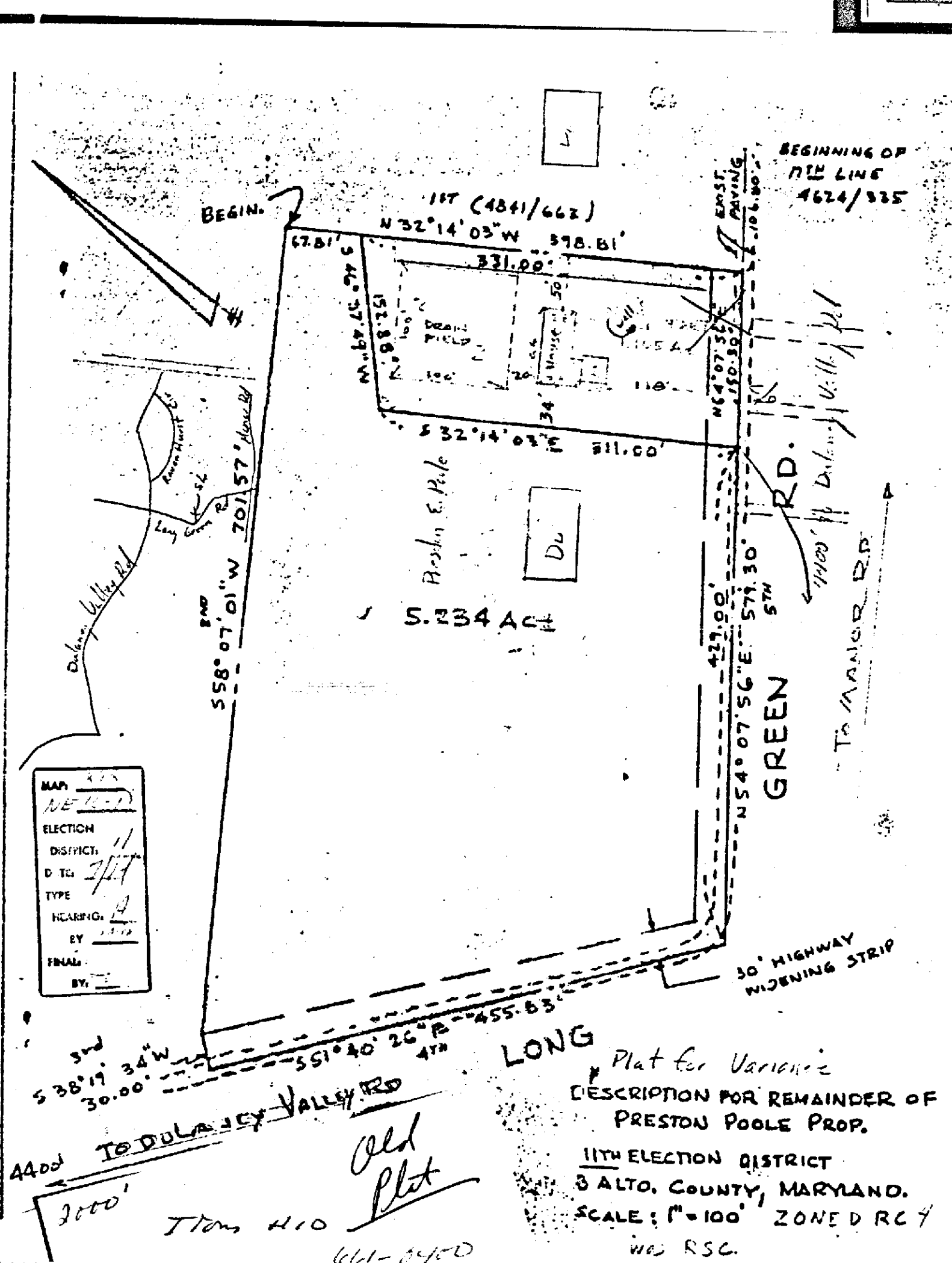
File



October 5, 1983

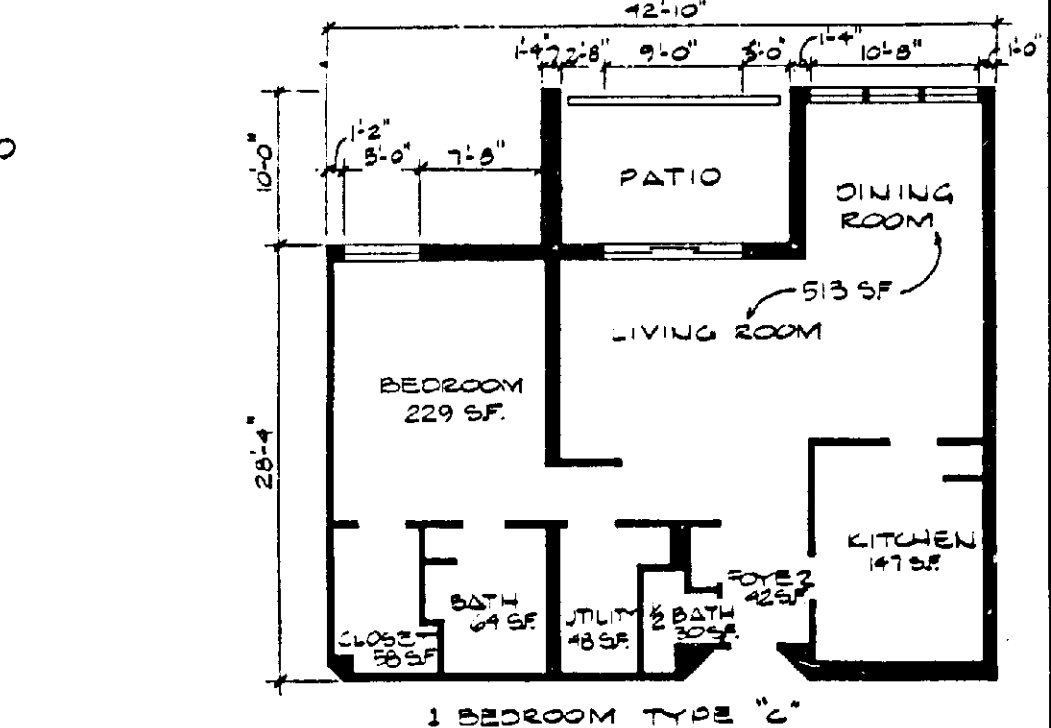
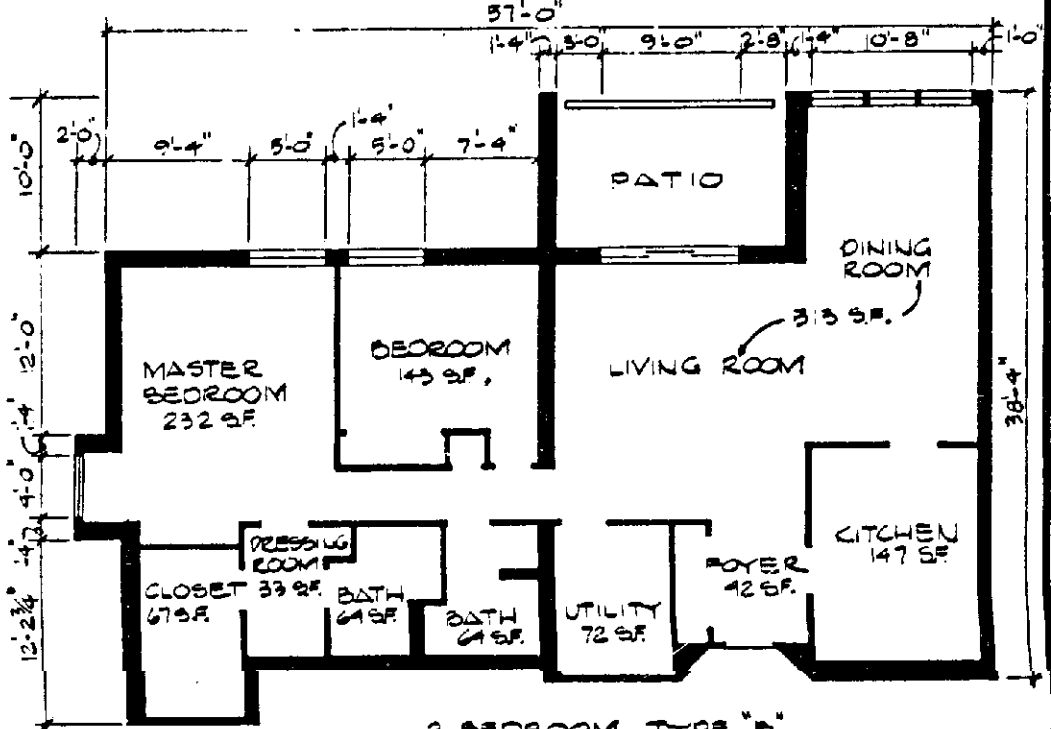
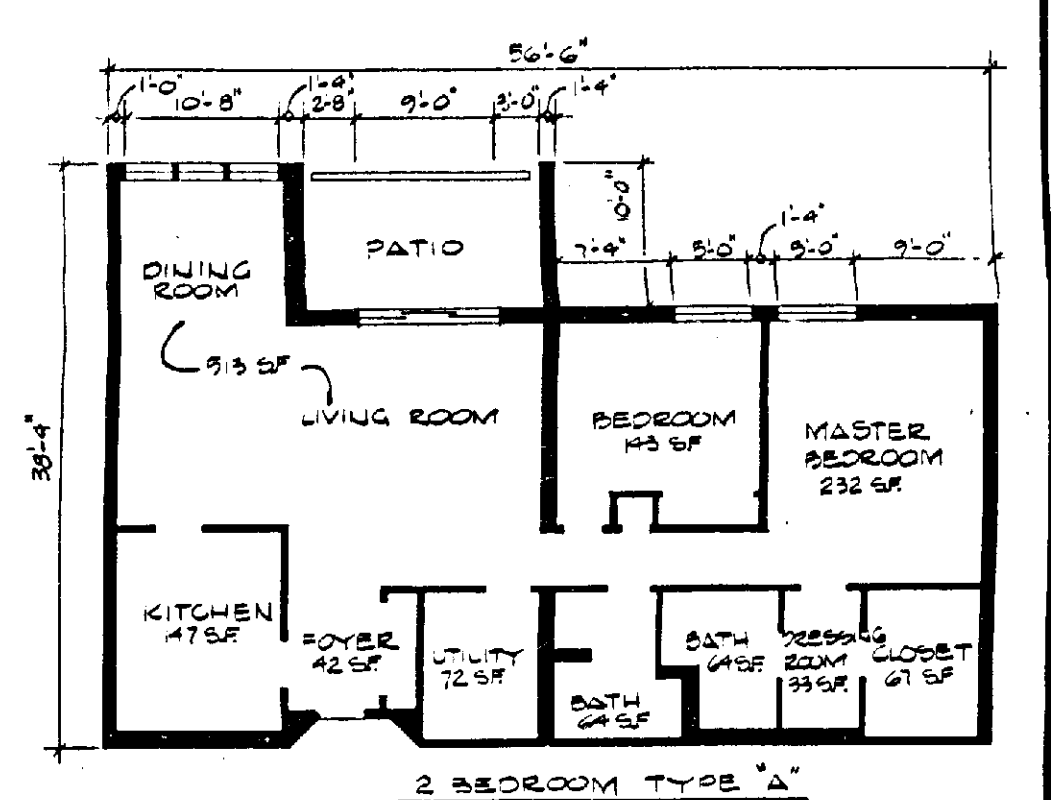
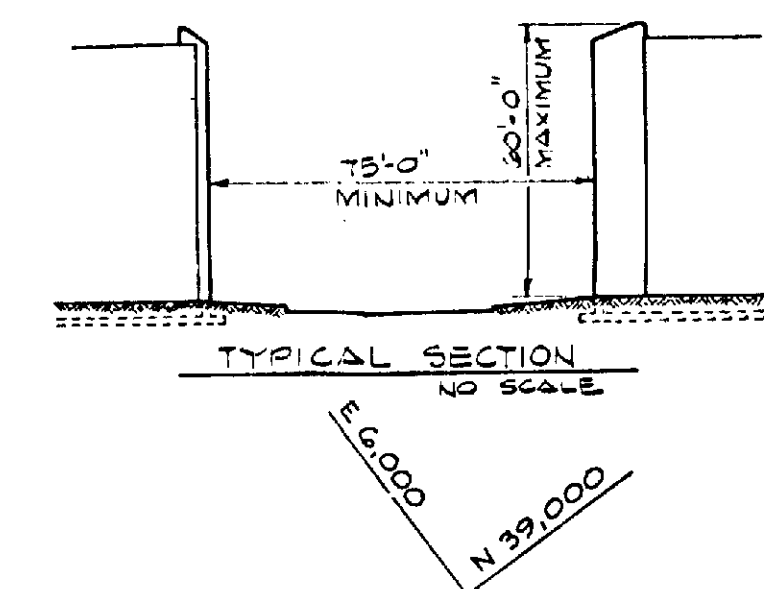
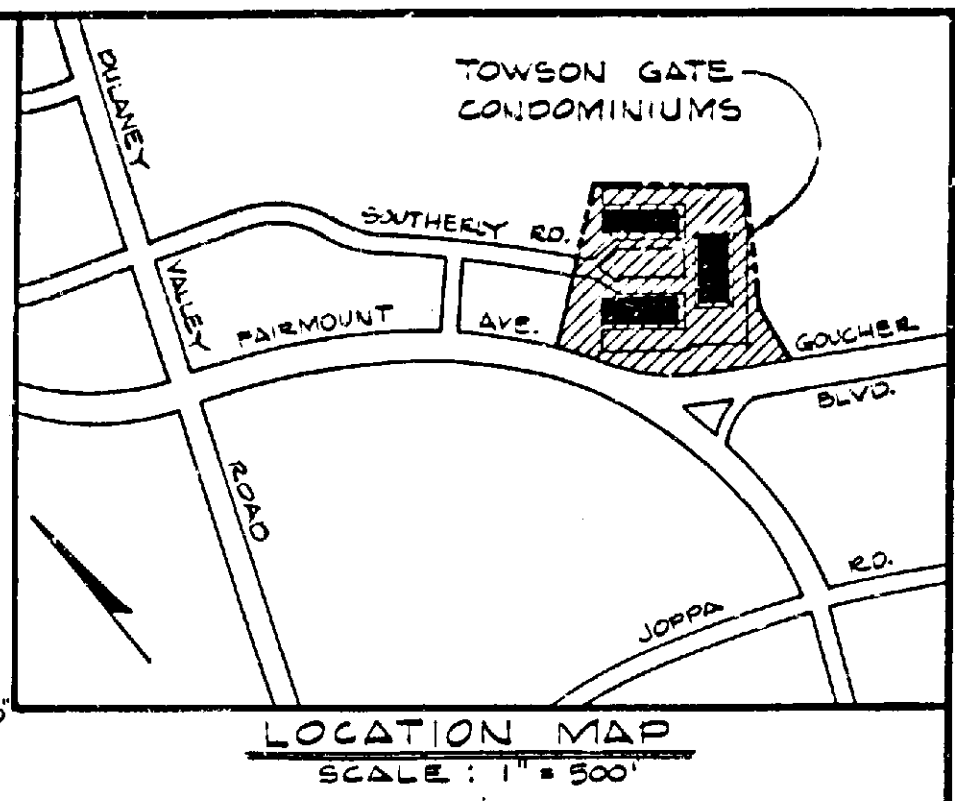
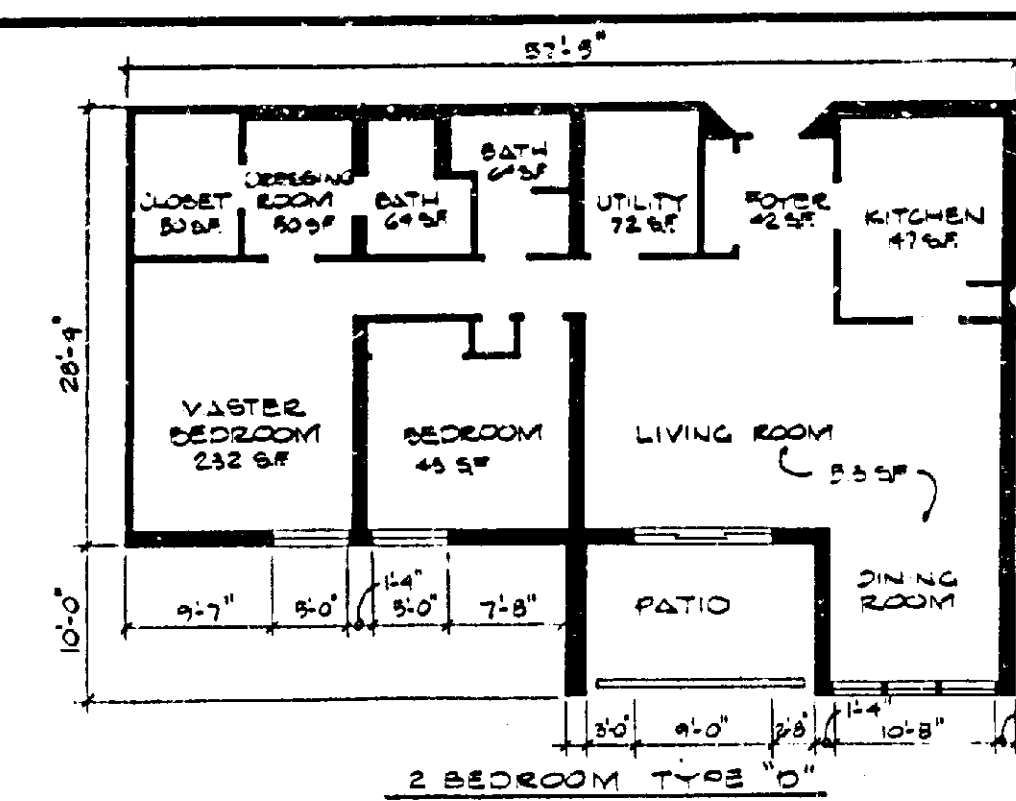
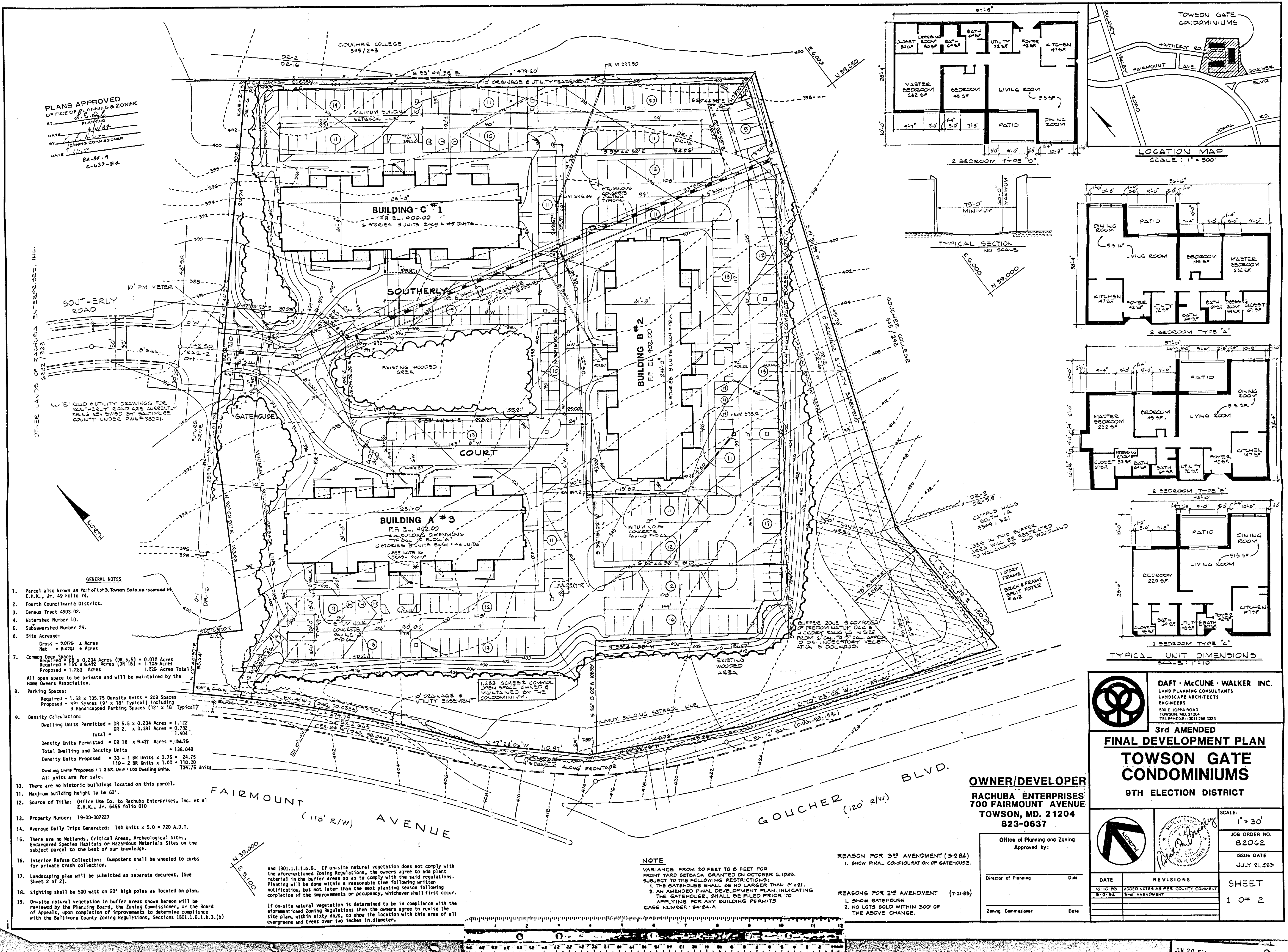
cc: John W. Hessian, III, Esquire
People's Counsel[illegible]

Petitioner **Preston E. Poole, Inc.** Received by: Nicholas B. Commodari
Petitioner's Attorney _____
Chairman, Zoning Plans
Advisory Committee



PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 8/1/84
BY PLANNING
DATE 8/1/84
BY ZONING COMMISSIONER
DATE 8/1/84
84-84-A
C-637-B4

OTHER LANDS OF RACHUBA ENTERPRISES, INC.
6282/123



TYPICAL UNIT DIMENSIONS
SCALE: 1" = 10'

- GENERAL NOTES**
- Parcel also known as Part of Lot 9, Towson Gate, as recorded in E.H.K., Jr. 49 Folio 74.
 - Fourth Councilmanic District.
 - Census Tract 4903.02.
 - Watershed Number 10.
 - Subwatershed Number 29.
 - Site Acreage:
Gross = 20.075 ± Acres
Net = 0.476 ± Acres
 - Common Open Spaces:
Required = 0.204 Acres (DR 5.6) = 0.012 Acres
Required = 1.54 ± Acres (DR 16) = 1.225 Acres Total
Proposed = 1.283 Acres
 - All open space to be private and will be maintained by the Home Owners Association.
 - Parking Spaces:
Required = 1.53 x 135.75 Density Units = 208 Spaces
Proposed = 131 Spaces (9' x 18' Typical) including 9 Handicapped Parking Spaces (12' x 18' Typical)
 - Density Calculation:
Dwelling Units Permitted = DR 5.5 x 0.204 Acres = 1.122
DR 2. x 0.591 Acres = 0.782
Total = 1.904
Density Units Permitted = DR 16 x 0.422 Acres = 194.75
Total Dwelling and Density Units = 138.048
Density Units Proposed = 33 - 1 BR Units x 0.75 = 24.75
110 - 2 BR Units x 1.00 = 110.00
Dwelling Units Proposed = 128 BR Units + 100 Dwelling Units = 134.75 Units
All units are for sale.
 - There are no historic buildings located on this parcel.
 - Maximum building height to be 60'.
 - Source of Title: Office Use Co. to Rachuba Enterprises, Inc. et al E.H.K., Jr. 6456 folio 010
 - Property Number: 19-00-00722
 - Average Daily Trips Generated: 144 Units x 5.0 = 720 A.D.T.
 - There are no Wetlands, Critical Areas, Archeological Sites, Endangered Species Habitats or Hazardous Materials Sites on the subject parcel to the best of our knowledge.
 - Interior Refuse Collection: Dumpsters shall be wheeled to curbs for private trash collection.
 - Landscape plan will be submitted as separate document, (See Sheet 2 of 2).
 - Lighting shall be 500 watt on 20' high poles as located on plan.
 - On-site natural vegetation in buffer areas shown hereon will be reviewed by the Planning Board, the Zoning Commissioner, or the Board of Appeals, upon completion of improvements to determine compliance with the Baltimore County Zoning Regulations, Sections 1801.1.B.1.b.3.(b) and 1801.1.B.1.b.5. If on-site natural vegetation does not comply with the aforementioned Zoning Regulations, the owners agree to add plant material in the buffer areas so as to comply with the said regulations. Planting will be done within a reasonable time following written notification, but not later than the next planting season following completion of the improvements or occupancy, whichever shall first occur.
 - If on-site natural vegetation is determined to be in compliance with the aforementioned Zoning Regulations then the owners agree to revise the site plan, within sixty days, to show the location with this area of all evergreens and trees over two inches in diameter.

NOTE

VARIANCE FROM 30 FEET TO 5 FEET FOR FRONT YARD SETBACK GRANTED ON OCTOBER 6, 1983. SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. THE GATEHOUSE SHALL BE NO LARGER THAN 12' x 21'.
2. AN AMENDED FINAL DEVELOPMENT PLAN, INDICATING THE GATEHOUSE, SHALL BE FILED PRIOR TO APPLYING FOR ANY BUILDING PERMITS.
CASE NUMBER: 84-84-A

REASON FOR 3RD AMENDMENT (5-284)
1. SHOW FINAL CONFIGURATION OF GATEHOUSE.

REASONS FOR 2ND AMENDMENT (7-21-83)
1. SHOW GATEHOUSE
2. NO LOTS SOLD WITHIN 300' OF THE ABOVE CHANGE.

OWNER/DEVELOPER
RACHUBA ENTERPRISES
700 FAIRMOUNT AVENUE
TOWSON, MD. 21204
823-0637

Office of Planning and Zoning
Approved by:

Director of Planning Date

Zoning Commissioner Date

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (301) 296-3333

**3RD AMENDED
FINAL DEVELOPMENT PLAN**

**TOWSON GATE
CONDOMINIUMS**

9TH ELECTION DISTRICT

DATE: 10-10-83
5-2-84

REVISIONS
3RD AMENDMENT

ADDED NOTES AS PER COUNTY COMMENT

SCALE: 1" = 30'

JOB ORDER NO. 82062

ISSUE DATE: JULY 21, 1983

SHEET 1 OF 2